

The Smart Ranch



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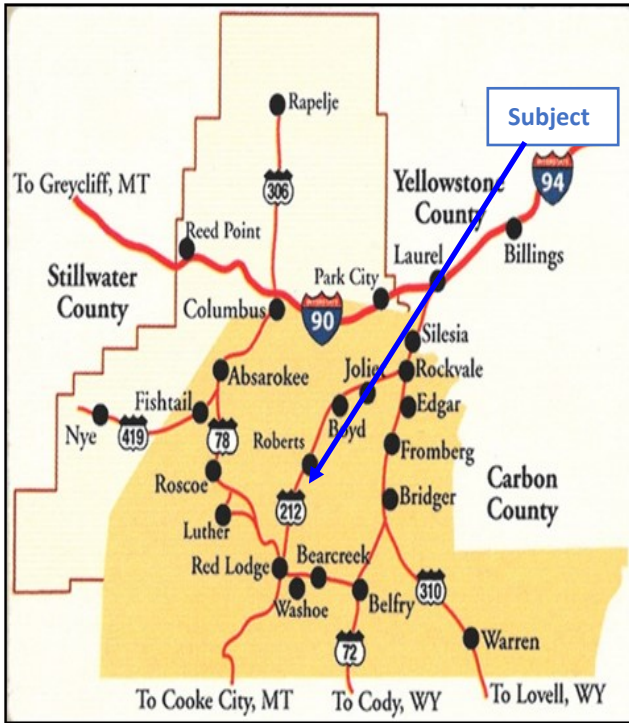
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SMART RANCH

Carbon County, Montana

LOCATION

The Smart Ranch is located in the north central area of Carbon County, Montana. Carbon County is situated in the far south-central area of the state; the Montana/Wyoming state line forms the southern boundary of the county.



Town	Approximate Population (2019)	Approximate Distance from Ranch
Roberts	360	5.5 miles
Red Lodge	2,297	11 miles
Laurel	6,643	37 miles
Billings	110,668	50 miles

Clear Creek Road (commonly known as East Bench Road) is a graveled, county-maintained road that runs along the western boundary of the property. Year-around access is excellent as the ranch headquarters are located just off this road.

SIZE

103± Acres Deeded

BUILDING IMPROVEMENTS

The residence is a modular home on a permanent concrete foundation with a crawl space. A custom-built addition was added making a total of 2,000± sq. ft. living space. The floor plan includes 3 bedrooms, 2 full bathrooms, a large open kitchen, a dining area, a spacious living room with a large picture window, and a utility room. The stove, refrigerator, dishwasher and water osmosis tank are included in the offering. The home is heated with natural gas.

An enclosed walk-way/mud room connects the residence to a 1,600± sq. ft. shop building that has concrete flooring throughout.



DOMESTIC WATER

Domestic water for the residence is provided by a well (400± feet deep). The water is potable and does not need to be softened. The Certificate of Water Right for the well is #43D-C115164 dated 1/29/2001.

IRRIGATION WATER RIGHTS AND WATER

Attached to the property is DNRC Rights No. S43D-W114640, which is approximately 20 miner inches. The seller has not utilized this water right and, therefore, presently there is no irrigated land. However, the potential exists to utilize this water right if one wanted to develop some irrigated acres. The seller will transfer/convey to the buyer any and all water rights adjudicated and/or permitted to the property.

There is a spring-fed pond (approximately 2 surface acres) that is an excellent livestock water source. Clear Creek meanders through a portion of the ranch.

HAY PRODUCTION

The owners harvest dryland hay from 45 to 60 acres depending on annual moisture conditions.

CORRALS

There is a set of corrals located in the central area of the property. The ranch has historically been utilized as a cattle operation and the seller currently has cattle on the ranch.

PROPERTY NOW BEING OFFERED IN TWO SEPARATE PARCELS

See following page for details.



THE SMART RANCH IS ALSO BEING OFFERED IN TWO SEPARATE PARCELS

PARCEL I OFFERING:

23+/- acres deeded with following improvements: The residence is a modular home on a permanent concrete foundation with a crawl space. A custom-built addition was added making a total of 2,000± sq. ft. living space. The floor plan includes 3 bedrooms, 2 full bathrooms, a large open kitchen, a dining area, a spacious living room with a large picture window, and a utility room. The stove, refrigerator, dishwasher and water osmosis tank are included in the offering. The home is heated with natural gas.

An enclosed walk-way/mud room connects the residence to a 1,600± sq. ft. shop building that has concrete flooring throughout. Domestic water for the residence is provided by a well (400± feet deep). The water is potable and does not need to be softened. The Certificate of Water Right for the well is #43D-C115164 dated 1/29/2001. PRICE FOR PARCEL I: \$386,500.

PARCEL II OFFERING:

80+/- acres contiguous to 23-acre parcel (described above)

The owners harvest dryland hay from 45 to 60 acres depending on annual moisture conditions. Attached to the property is DNRC Rights No. S43D-W114640, which is approximately 20 miner inches. The seller has not utilized this water right and, therefore, presently there is no irrigated land. However, the potential exists to utilize this water right if one wanted to develop some irrigated acres. The seller will transfer/convey to the buyer any and all water rights adjudicated and/or permitted to the property.

There is a spring-fed pond (approximately 2 surface acres) that is an excellent livestock water source. Clear Creek meanders through a portion of the ranch. The only improvements on this parcel are a set of corrals located in the central area of the property. The ranch has historically been utilized as a cattle operation and the seller currently has cattle on the ranch. PRICE FOR PARCEL II: \$181,500.

SUMMARY OF OFFERING DETAILS

ENTIRE PROPERTY (103 AC): \$568,000.

PARCEL I: \$386,500.

PARCEL II: \$181,500.

The Seller shall require an all cash sale.

2019 property taxes: \$1,178.39

Notice: All potential buyers must be financially pre-qualified before scheduling a showing. Selling agent requires at least a 72-hour notice prior to scheduling showings.

Property is co-listed with

Dick Grosskopf, Broker, 406-860-1512

Landmark of Billings, MT.

SMART RANCH

Carbon County, Montana

This map is provided as a visual aid only and is subject to change. The accuracy of this map is not guaranteed and should

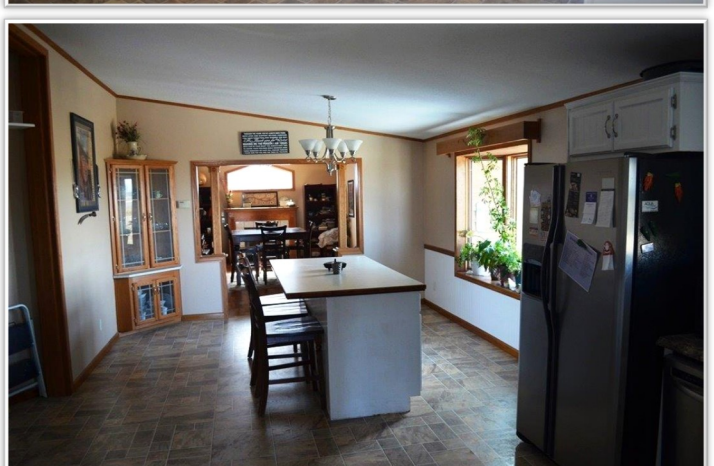


Headquarters

Google Earth

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PHOTO GALLERY OF HOME INTERIOR



Montana! Just the name ignites excitement and anticipation in travelers. The celebrated beauty and wide-open spaces, charming small towns with truly local flavor and spectacular, unspoiled nature, its fresh mountain air and forever views make it the ideal place to live and raise a family.

AREA ATTRACTIONS

Red Lodge, nestled in the foothills of the Beartooth Mountains, lies just 11 miles south of the Smart Ranch and is a wonderful place to visit if you are looking for family fun and a place to touch the wild.

During the winter months, Red Lodge offers excellent downhill skiing, snowboarding, snowmobiling, cross-country skiing, snowshoeing, ice skating, sledding and sleigh riding – and this is just a short list of winter activities.

In summer, the area revels in the opening of **Beartooth Pass**. The Smart Ranch lies just off U.S. Hwy 212 (Beartooth Highway). The “Pass” is stunning in high mountain vistas, rocky cliffs, and jeweled lakes. Taking this route, the ranch is only about 57 miles from Yellowstone National Park.

The Custer National Forest and Gallatin National Forest lie west of the ranch and are havens for wildlife including elk, moose, mountain goats, big horn sheep, bears (black and grizzly), mountain lions and wolves. Golden marmots are often seen dashing across the trails. Golden and bald eagles often visit the area, as well as sandhill cranes and blue herons.

Approximately 60 miles northeast of the Smart Ranch is **Billings**, which boasts the best of city amenities including mouth-watering dishes at restaurants offering worldwide cuisine, shopping unique to Billings and “Montana’s style”, attractions that are second to none when it comes to the true west, and arts and events that attract all interests. Billings also offers exceptional hospital/ medical services as well as air service. Known as Montana’s Trailhead, Billings is considered the trailhead to such attractions as the Little Bighorn Battlefield, Pompeys Pillar National Monument, the Dinosaur Trail, Yellowstone National Park and much more.



Red Lodge Mountain Ski Resort Aerial



Beartooth Highway & Pass



Custer National Forest— Montana



City of Billings, Montana



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Important Information for Prospective Buyers:

Seller's Notice to Potential Purchasers: Fences vs. Boundary Lines: The fence lines on the subject property may or may not represent the actual boundary lines of the property. It is the Seller's intention that where fences deviate from the actual boundary lines, such fences are fences of convenience, only, and not the actual boundary lines. Seller is selling the property in "as is, where is" condition, which includes the location of the fences.

Notice to Buyers: Montana law requires that buyers and sellers of real estate be advised about the different types of real estate agency relationships available to them (MCA § 37-51-102 & 37-51-313). All prospective buyers must read, review and sign a Real Estate Relationship Disclosure and Agreement form prior to any showings. *Pearson Real Estate Co., Inc.* with its sales staff is an agent of the seller in this listing.

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All maps are provided as visual aids only. The accuracy of the maps is not guaranteed and the maps should not be relied upon for legal purposes. All statements of acreage are approximate and are based on the legal description, *not* the location of the fences.